

**MINUTES  
VILLAGE OF LAKE PARK  
PLANNING BOARD  
3801 LAKE PARK ROAD, LAKE PARK, NC  
OCTOBER 18, 2016**

**Planning Board Members Present:** Jonathan McDaniel, Heather Rodney, Bjarne Hansen and Rob Bowlin.

**Attorney:** Ken Swain

**Zoning Administrator:** Cheri Clark

**Call to Order:** Chairman Jonathan McDaniel called the October 18, 2016 meeting to order.

**Pledge of Allegiance:** Chairman Jonathan McDaniel led the Pledge of Allegiance.

**Public Comments:** There was no public comment.

**Approval of Minutes:** Bjarne Hansen made the motion to approve the September 20, 2016 Planning Board minutes as presented. Heather Rodney seconded the motion. Vote – Unanimous.

**Changes to the Agenda:** No changes to the agenda.

**Council Liaison:** There is an open position on Council. The position is being advertised in the October Villager.

**Sidewalks:** Cheri Clark provided a synopsis to Vagn Hansen about the concerns the board expressed about the proposed text amendment change for Article 9, Section 9.6(F) (3). The board wants to avoid a situation where a structural change that enhances the value of the residence property creates the need to install sidewalk if nothing is currently in place adjacent to the home. There are areas where one side of a street has sidewalks but the other does not. The Board also expressed concerns about “redevelopment” when it involved use of a lot where a structure was already in place but had to be torn down and rebuilt for something like a fire or other substantial damage.

**9.6(F) Sidewalks**

- (1) All new streets shall be constructed with pedestrian sidewalk on both sides of the street.
- (2) The development of a vacant lot or the redevelopment of a previously developed lot shall require the installation of pedestrian sidewalk along all public rights-of-way adjacent to the site if not fully in place at the time of development or redevelopment.

(3) The expansion or alteration of any structure or site that increases the size of the structure or parking area by greater than 25%, or where such improvements exceed 10% of the value of the structure (for structural improvements) or land (for site improvements) shall require the installation of pedestrian sidewalk along all public rights-of-way adjacent to the site if not fully in place at the time of such expansion or alteration. When calculating the size or Value of improvements, all improvements to structures or ancillary site features on a property made or proposed after the effective date of this provision shall be cumulative.

(4) All pedestrian sidewalk and multi-use paths shall be constructed to NCDOT standards in effect at the time of development or redevelopment for the particular type of facility.

Vagn Hansen discussed adding another section to the proposed Article 9.6(F) Sidewalks text amendment: (5) The provisions of this Section shall not apply to the development, redevelopment, expansion, or alteration of a single family dwelling on a lot which is adjacent to a street that was constructed prior to the effective date of this Ordinance.

Heather Rodney made a motion to add (5) to the proposed 9.6(F) Sidewalk text amendment. Rob Bowlin seconded the motion. Vote – Unanimous.

Bjarne Hansen made a motion to recommend to the Village Council the entire section 9.6(F). Heather Rodney seconded the motion. Vote – Unanimous.

Attorney Ken Swain provided a proposed Statement of Consistency and Statement of Reasonableness for the Board to discuss.

The Lake Park Planning Board, based upon the submission and request for consideration by staff, recommends that the Village Council authorize the necessary notice and public hearing to implement the following text amendments to the UDO:

That Article 9, Section 9.6(F) be amended to read as follows:

(F) Sidewalks

- (1) All new streets shall be constructed with pedestrian sidewalk on both sides of the street.
- (2) The development of a vacant lot or the redevelopment of a previously developed lot shall require the installation of pedestrian sidewalk along all public rights-of-way adjacent to the site if not fully in place at the time of development or redevelopment.
- (3) The expansion or alteration of any structure or site that increases the size of the structure or parking area by greater than 25%, or where such improvements

exceed 10% of the value of the structure (for structural improvements) or land (for site improvements) shall require the installation of pedestrian sidewalk along all public rights-of-way adjacent to the site if not fully in place at the time of such expansion or alteration. When calculating the size or Value of improvements, all improvements to structures or ancillary site features on a property made or proposed after the effective date of this provision shall be cumulative.

- (4) All pedestrian sidewalk and multi-use paths shall be constructed to NCDOT standards in effect at the time of development or redevelopment for the particular type of facility.
- (5) The provisions of this Section shall not apply to the development, redevelopment, expansion, or alteration of a single family dwelling on a lot which is adjacent to a street that was constructed prior to the effective date of this Ordinance.

The Planning Board has found that proposed amendments set forth above to the Village of Lake Park Unified Development Ordinance, which serves as the comprehensive zoning plan for the Village, are consistent with the plan since the proposed amendments serve to provide a continuous pedestrian infrastructure at or around the structures within the Village.

Furthermore, the Planning Board has found that the proposed amendments to the Village of Lake Park Unified Development Ordinance are reasonable and in the public interest in that it provides local legislation which directs the circumstances under which such pedestrian infrastructure is required to be installed and the standards that the installation shall comply with at the time of installation.

This recommendation being made this the \_\_\_\_ day of October, 2016.

---

Jonathan McDaniel  
Planning Board Chair

Heather Rodney made a motion to adopt the written statement related to the finding of consistency with the current Unified Development Ordinance. Bjarne Hansen seconded the motion. Vote – Unanimous.

Bjarne Hansen made a motion to adopt the written statement related to the reasonableness as related to the current Unified Development Ordinance. Heather Rodney seconded the motion. Vote – Unanimous.



**Board Comments:** Bjarne Hansen asked why the Village allows on-street parking.

**Setting Agenda for Next Month's Meeting:** Delete Sidewalks for the November 15, 2016 meeting.

**Adjourn:** Bjarne Hansen made the motion to adjourn. Rob Bowlin seconded the motion. Vote – Unanimous.

Respectfully Submitted,



Cheri Clark  
Village Administrator

